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14 Grange Crescent, Coychurch  
Bridgend, CF35 5HP

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# 14 Grange Crescent, Coychurch Bridgend, CF35 5HP

£359,950 Freehold

**4 Bedrooms : 2 Bathrooms : 3 Reception Rooms**

Watts & Morgan are pleased to present to the market this substantial four bedroom family home situated in the popular village of Coychurch in Bridgend. Offering close proximity to J35 of the M4 and to shops/amenities. Accommodation comprises; entrance porch, hallway, lounge, dining room, conservatory, kitchen/breakfast room & WC. First floor landing, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally enjoying a private driveway leading into a double integral garage and a rear wrap around garden. EPC Rating 'E.'

- Bridgend Town Centre 2.3 miles
- Cardiff City Centre 18.5 miles
- M4 (J36) 3.5 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a partly glazed uPVC door with window adjacent into the entrance porch offering tiled flooring and a courtesy door into the welcoming entrance hallway, offering carpeted flooring, a carpeted staircase to the first floor landing and a 2-piece WC.

The lounge is a generous sized reception room offering carpeted flooring, a uPVC window to the front and rear elevations and a gas fire set on a marble hearth with wood surround.

The dining room offers vinyl flooring a uPVC window the rear elevation and ample space for free standing furniture.

The conservatory is made of uPVC construction and offers vinyl flooring, uPVC French door to the rear elevation and power supply. The kitchen has been fitted with a range of high gloss wall and base units with vinyl work surfaces. Integral appliances to remain include; double oven and grill and a 4-ring gas hob with extractor fan over.

Further features include tiled flooring, tiled splashback, a one and a half stainless steel sink unit, a uPVC window to the rear elevation and a cupboard housing the boiler. Space and plumbing has been provided for white goods and for free standing fridge freezer. A courtesy door provides access to an outer passageway with courtesy doors to the front and rear elevations.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a loft hatch giving access to loft space and a cupboard housing the hot water cylinder.

The master bedroom is a generous sized double bedroom offering carpeted flooring, sliding fitted wardrobes, a uPVC window to the front elevation and a cupboard for storage. Leading into a 3-piece en-suite shower room.

Bedroom two is a sizeable double bedroom offering carpeted flooring, a uPVC window to the front elevation and triple fitted wardrobes.

Bedroom three is a good sized double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

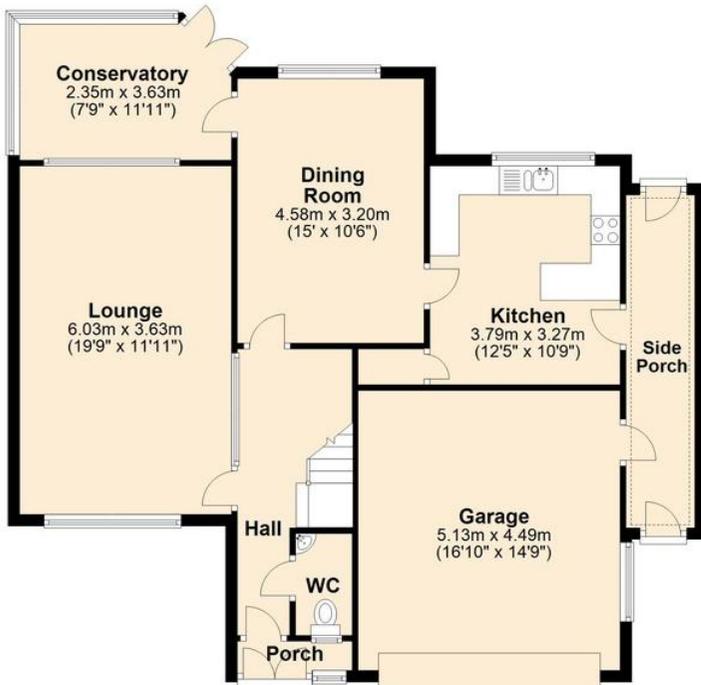
Bedroom four is a further double bedroom offering carpeted flooring, uPVC windows to the rear elevation and a double fitted wardrobe.

The family bathroom has been fitted with a 3-piece suite comprising; walk-in shower cubicle, wash hand basin set within vanity unit and WC. Further features include fully tiled walls, tiled flooring and an obscured uPVC window to the rear elevation.



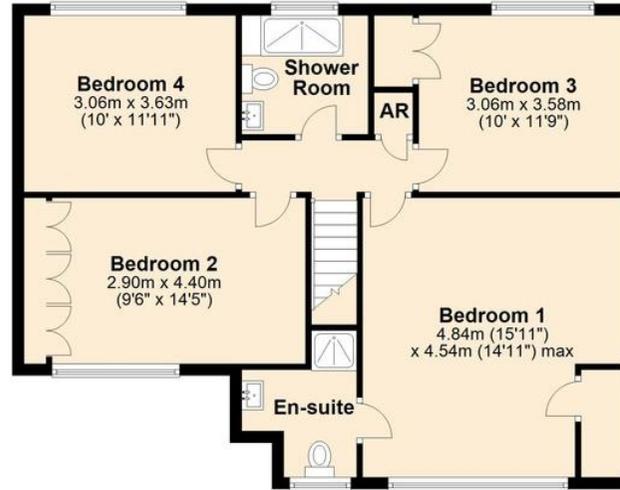
### Ground Floor

Approx. 100.6 sq. metres (1082.8 sq. feet)



### First Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



Total area: approx. 174.9 sq. metres (1883.0 sq. feet)



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### GARDENS & GROUNDS

No.14 is positioned at the head of the cul-de-sac and enjoys a private driveway leading into an integral double garage offering full power supply and plumbing.

The front garden offers lawned sections with planted borders and a courtesy gate provides access to the rear elevation.

To the rear of the property lies a sizeable wrap around garden with a lawned area and a patio ideal for garden furniture. Further features include a garden shed and raised stone chipping borders with a variety of plants and trees.

### SERVICES & TENURE

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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